



**THOMAS M. WIERDSMA, PE, DBIA**  
*Senior Vice President, Project Development*  
**CORPORATE HEADQUARTERS**

***Years Experience:***

34

***Education:***

B.S. Civil Engineering, Valparaiso University

***Registrations:***

Registered Professional Engineer, Designated Design Build Professional

***Present Position:***

**The GEO Group, Inc.**

**January 2007 – Present**

Mr. Wierdsma's extensive background and experience in the areas of design, construction, and real estate development give him outstanding qualifications to lead GEO's efforts to develop new and innovative correctional, detention, and residential treatment facilities. As Senior Vice President of Project Development, Mr. Wierdsma is responsible for the national and international private and public/private partnership real estate development, design and construction activities of the GEO Group, Inc. and GEO Care, Inc. Projects are generally large, private and public/private correctional and forensic medical facilities.

***Experience:***

**Hensel Phelps Construction Co. and Phelps Development**

Estimator, Manager of Preconstruction Services, Project Manager, Operations Manager, Director of Project Planning and Development, Hensel Phelps Construction Co., Denver, Dallas, San Diego, Irvine, California and Orlando. Prior to joining GEO, Mr. Wierdsma was Director of Project Planning and Development. Projects ranged in size from 15,000 sf to 2,000,000 sf with a valuation from \$10,000,000 to over \$370,000,000/

***Qualifications:***

As Director of Project Planning and Development, Mr. Wierdsma was responsible for the National and International Public/Private Partnership, Large Complex Project, and Development Activities of Hensel Phelps Construction Co. and Phelps Development. Projects were large, private and government oriented construction and real estate developments.

Mr. Wierdsma sits on the Board of Trustees of the Design-Build Institute of America's (DBIA) Education and Research Foundation (FIS) in Washington DC, and served as DBIA's Finance Committee Chairman for many years. Mr. Wierdsma has been active in DBIA since its inception, and taught extensively for DBIA, including programs for the U.S. Navy, U.S. Air Force, U.S. Department of State, National Institute of Health, Federal Bureau of Prisons, The National Guard, and the U. S. Postal Service.

***Selected Project  
Experience, Last 10 Years***

**Hilton San Diego Convention Center Hotel and Parking Structure**

Owner: Hilton Hotels. \$370,000,000. *Role:* Director of Project Planning and Development. Development and construction of a 1,200-room, 1,100,000 sf hotel adjacent to the San Diego Convention Center. This complex project involved a public/private partnership with the Port of San Diego and included a land and water remediation program in partnership with the environmental regulatory agencies, community groups, and other stakeholders. Phelps facilitated the equity and debt financing for the development.

**US Air Force Privatized Housing, Arizona, Texas, Oklahoma & Florida**

*Role,* Director of Project Planning and Development, Co-Developer and Builder. This \$350M design-build-finance-operate single family housing project consisted of over 2,400,000 sf of homes. TAWarded by the Air Force, Phelps was a partner with GMH Military Housing and the Benham Group.

**The Mark Residential Complex**

**San Diego, California**

Duties associated with this \$150,000,000 high-end high rise tower included due diligence and project oversight relating to the development process and project development guarantees.

**The GEO Group, Inc.**

**Privatized Correctional Facilities**

*Role,* Operations Manager. Pre-Development and Development Manager. Hensel Phelps Construction Co. teamed with GEO as their design-builder to construct over \$250,000,000 worth of privatized correctional facilities for city, county, state and federal agencies. Over the past 20 years, Mr. Wierdsma was responsible for coordinating the pre-development, design, construction and occupancy of over 3,000 prison beds, including international work in the Netherlands Antilles, Island of Curacao. Mr. Wierdsma was the construction project manager for the first GEO prison constructed in Aurora, Colorado. The 200-bed INS facility was designed and permitted in 60 days and constructed in 90 days.

**Los Angeles Unified School District**

**Los Angeles, California**

**Orthopedic Medical Magnet High School**

Finance, construct new Magnet High School. \$20,000,000. *Role:* Director of Project Planning and Development. This two story, 90,000 SF High School was the first Lease/Leaseback project to be awarded to a private developer by the Los Angeles Unified School District. The project is complete.

**High Point Office Building**

**Englewood, Colorado**

Design-Assist, CM/CC, Owner: High Point Developers, \$20,000,000. *Role:* Director of Project Planning and Development This five-story, 130,476 sf Class A office building with a 93,560 sf parking garage has a large rectangular floorplate providing for flexible and efficient layout of offices. The versatile floorplate accommodates office suites from 1,000 sf to more than 24,400 sf. Virtually column-free, interior space was designed on a module to allow for high-density office planning.

**Atlas V Launch Complex**

**Cape Canaveral, Florida**

Design-Build, Owner: Lockheed Martin Astronautics, \$280,054,170. *Role:* Operations Manager. HPCC was selected by Lockheed Martin as their construction partner for the development of launch and support facilities for the next generation "Evolved Expendable Launch Vehicle" (EELV). The program involved a new family of boosters used to place a full spectrum of government and commercial payloads in low and high earth orbits over a 15-20 year span. HPCC provided a complete, onsite team of management personnel to perform complex scheduling, quality control, and cost management systems in accordance with NASA and Lockheed

Martin Astronautics procedures. Phelps Program Management was contracted to provide O&M Services to Lockheed Martin for the new facility, including preventative maintenance, repair, plant operations, indefinite quantity construction, software and commissioning support, support of launch operations, and implementation of a computerized maintenance management system (CMMS).

**San Diego Hall of Justice Center****San Diego, California**

Design-Build, Owner: County of San Diego, \$61,000,000. *Role:* Operations Manager This develop, design-build procurement allowed the owner to receive maximum benefit from a private and public development mix. The project was awarded through a competitive develop, design-build RFP process for the land purchase, development, design and construction. The new structure incorporates 16 new courts, with consolidated District Attorney functions and Probation/Marshall services. With over 300,000 sf of program space, the total gross square footage is 380,000, equating to a very efficient and cost effective design. Three levels of underground parking are part of the design, as well as retail space on the ground level.

**USPS Distribution & Processing Center****Santa Barbara, California**

Design-Build, Owner: US Postal Service, \$17,096,000. *Role:* Operations Manager. This design-build project included the total development of a 20-acre site in an environmentally sensitive area. Site development included employee and public parking, security systems, truck entrance and parking, truck fueling, and extensive landscaping. Environmental issues included wetlands preservation, stormwater detention, and California best management practices for storm water.

**Port Hueneme Commissary****Port Hueneme, California**

Design-Build, Owner: AETC CONS/LGLR, \$17,313,799. *Role:* Operations Manager. Design and construction of a new 130,000 sf commissary and Navy Exchange Retail Mall for the Naval Construction Battalion Center at Port Hueneme, California.

**Harbor UCLA Medical Center****Los Angeles County, California****Rancho Los Amigos Medical Center**

Design-Build-Renovate. Owner: Los Angeles County, \$200,000,000. *Role:* Operations Manager. Design and construction of ambulatory care and emergency room facilities that were Office of State Health Planning and Design (OSHDP) compliant facilities.